

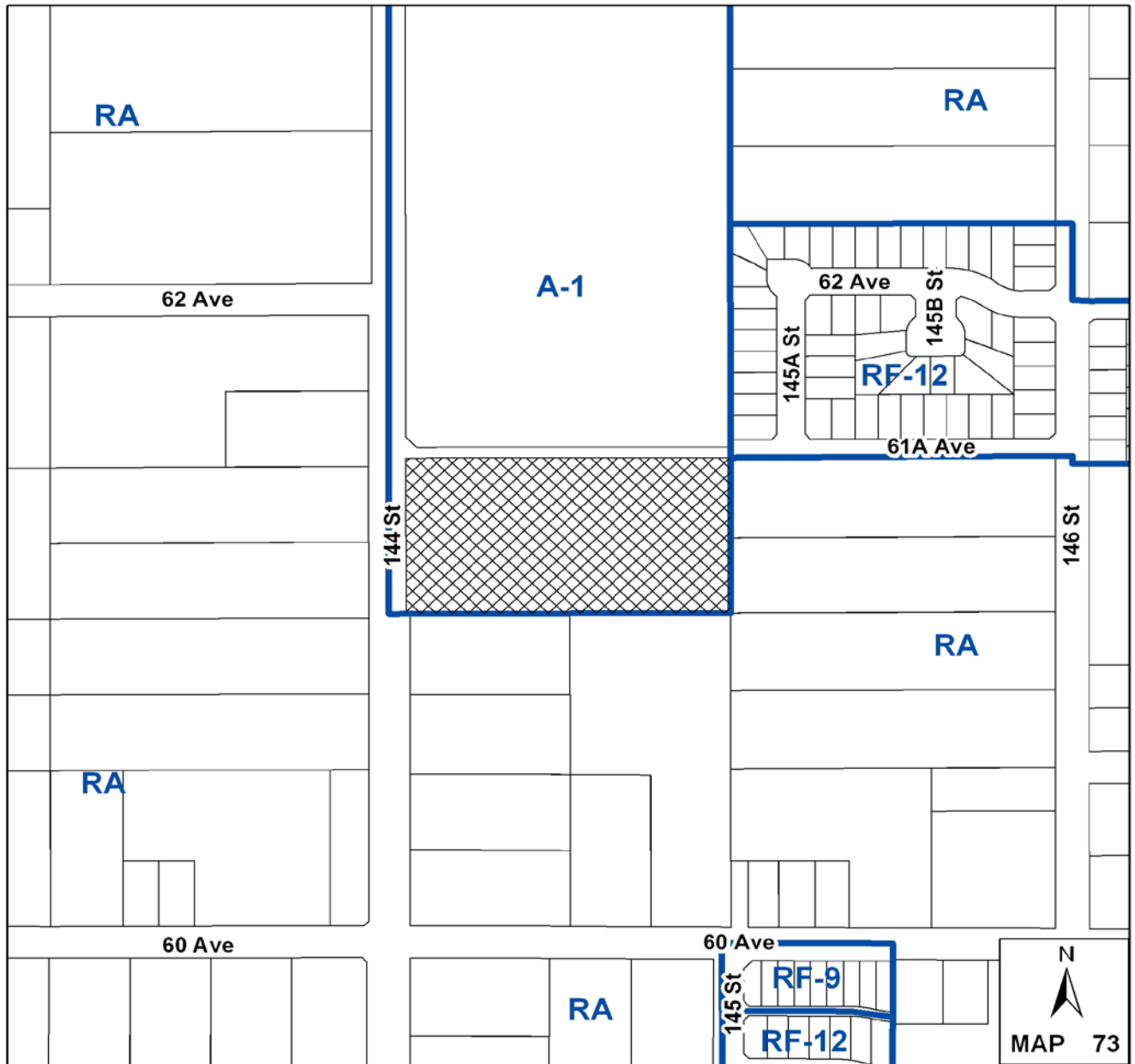
Proposal: Rezone from A-1 to RF-12 and RM-15 and Development Permit to allow development into 7 single family small lots, and a 40-unit townhouse complex. DVP to vary setbacks.

Recommendation: Approval to Proceed.

Location: 6130 - 144 Street **Zoning:** A-1

OCP Designation: Urban

LAP Designation: "Townhouses 15 upa max" and SF Flex" **Owners:** Amritpal Gill et al



PROJECT TIMELINE

Completed Application Submission Date: May 17, 2006
Application Revision & Re-submission Date: January 22, 2007
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from A-1 to RF-12 and RM-15;
- a Development Permit; and
- a Development Variance Permit to relax the RM-15 Zone as follows, as shown on the plan attached as Schedule A in Appendix IX:
 - reduce the northerly (61A Avenue) and westerly (144 Street) side yard setbacks from 7.5 metres (25 ft.) to 6 metres (20 ft.) to the building face and to 4.6 metres (15 ft.) for porches;
 - reduce the southerly side yard setbacks from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - reduce the easterly side yard setback from 7.5 metres (25 ft.) to a minimum of 5.6 metres (18 ft.) except units nos. 1 and 40, where the minimum setback may be further reduced to 0.5 metre (1.6 ft.) and 3.1 (10 ft.) respectively.

in order to allow development into 7 single family small lots and a 40-unit townhouse complex.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property identified as Block A on the plan attached as Appendix XII, from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and the portion of the property identified as Block B from "General Agricultural Zone One (A-1)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7906-0219-00 in accordance with the attached drawings (Appendix III).

4. Council approve Development Variance Permit No. 7906-0219-00 (Appendix X) varying Section F. Yards and Setbacks of the RM-15 Zone as follows, to proceed to Public Notification:
 - (a) reduce the northerly (61A Avenue) and westerly (144 Street) side yard setbacks from 7.5 metres (25 ft.) to 6 metres (20 ft.) to the building face and to 4.6 metres (15 ft.) for porches;
 - (b) reduce the southerly side yard setbacks from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - (c) reduce the easterly side yard setback from 7.5 metres (25 ft.) to a minimum of 5.6 metres (18 ft.) except units nos. 1 and 40, where the minimum setback may be further reduced to 0.5 metre (1.6 ft.) and 3.1 (10 ft.) respectively.

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant and Reciprocal Access easement with the properties to the south to ensure a coordinated access arrangement to 61A Avenue;
 - (g) the applicant adequately address the impact of eliminating the required indoor amenity space; and
 - (h) the applicant adequately address the shortfall in tree replacement.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV). A servicing agreement will be required.

Parks:

No concerns. The applicant is required to contribute to parks amenities as stipulated in the South Newton NCP (Appendix V). Parks has also requested that the existing creek and associated protected riparian area be dedicated to the City.

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 9 students
 Secondary students = 4 students
 Total new students = 13 students

School Catchment Area/Current Enrollment/School Capacity:

Cambridge Elementary School = 343 enrolled/480 capacity
 Sullivan Heights Secondary School = 1,063 enrolled/1,000 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 35 students
 Secondary students = 45 students
 Total new students = 80 students

Approved Capacity Projects and Future Space Considerations

Cambridge Elementary opened in September 2006, and reduced the enrollment for Sullivan Elementary. An enrollment move (French Immersion) to the new Panorama Ridge Secondary School occurred September 2006. The proposed development will not have an impact on these projections.

(Appendix VI)

Department of Fisheries and Oceans (DFO):

Support. DFO has reviewed the proposal, and supports protection of the existing creek through land dedication, and provision of an average 22.0-metre (72 ft.) riparian setback along the proposed townhouse site boundary.

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling, which will be removed.
- **Significant Site Attributes** A water course transverses the site in a south-north direction. A 5,700 square metre (1.40 acre) Creek and riparian area on both sides of this creek is proposed to be protected and dedicated to the City.
- **East:** Single family dwelling on a lot, zoned RA, designated Urban in the OCP and Single Family Residential Flex in the South Newton NCP.

- **South:** Single family dwelling on a lot, zoned RA, designated Urban in the OCP and Townhouses 15 upa in the South Newton NCP.
- **West:** Across 144 Street are single family dwellings, zoned RA, designated Urban in the OCP and Townhouses 15 upa max in the South Newton NCP.
- **North:** Across 61A Avenue is Sullivan Heights Secondary School and the Bell Centre, zoned A-1, designated Urban in the OCP and Institution in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

South Newton NCP Designation: Single Family Residential Flex (east of creek) and Townhouses 15 upa (west of creek). Complies.

DEVELOPMENT CONSIDERATIONS

- The site comprises of one (1) lot, located at 6130-144 Street, on the east side of 144 Street, and immediately south of 61A Avenue. The site is designated "Urban" in the OCP, and is traversed in a north-south direction by a watercourse, which creates two separate development sites. The portion east of the creek is designated "Single Family Residential Flex (6 to 14.5 upa max)" in the South Newton NCP; the portion west of the creek is designated "Townhouses 15 upa max" in the NCP.
- Council approved the South Newton NCP, on June 14, 1999. The South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6 to 14.5 upa max". The amendment recognizes the desirability of Single Family Small Lots, and to ensure an adequate inventory of these housing types within the South Newton NCP area. The amendment was triggered by a number of NCP amendment applications to redesignate a number of "Single Family Residential" designated properties to "Single Family Residential Small Lots".
- The applicant proposes to rezone the property from RA to RF-12 (east portion) and RM-15 (west portion) to allow development of 7 single family small lots fronting the future 145 Street, and a 40-unit townhouse project at the corner of 144 Street and 61A Avenue. The proposal complies with the NCP designations. The proposal will also result in the dedication of an open space lot to the City, which contains the existing creek and associated riparian protection areas.

Proposed Townhouse Site (Block B)

- The applicant proposes to rezone the majority of the site (Block B on Appendix XII) to RM-15 to create a 40-unit townhouse complex. The proposed townhouse complex will be a conventional strata development, yielding a net unit density of 14.7 upa and a Floor Area Ratio (FAR) of 0.6. The proposed density complies with the NCP designation.

- The proposed townhouse site complies with all of the RM-15 zoning requirements, except for setback variances, which are discussed below.

Proposed Small Lot (Block A) Subdivision

- The proposed RF-12 lots are located on the east side of the creek which transverse the site in a south north direction. The proposal to rezone this portion of the site from A-1 to RF-12, is in keeping with the OCP and NCP designation of the site.
- The proposed lots range in size from 371.58 m² (4,000 sq.ft.) to 375.2 m² (4,038.75 sq.ft.).
- The single family subdivision proposal meets all the regulations of the proposed RF-12 and proposed road network are in keeping with the emerging lot pattern and new road concept of the South Newton NCP and established by surrounding developments.

Proposed Building Scheme (Block A)-RF-12 Lots

- Michael Tynan (The Design Consultant for this project) completed a Character Study of the area, and proposed a Building Scheme for the development, which follow a similar pattern as the new development emerging in the Panorama Village area.
- The highlights of the proposed Building Scheme are as follows:
 - Two storey or split-level type dwellings and bungalows only;
 - The style range is limited to Neo-Traditional, Neo-Heritage, Craftsman-Heritage or Rural Heritage style;
 - No basement entry dwellings;
 - Secondary suites shall not be permitted;
 - Homes with well defined grade level entries, with front entrances that retain a human scale (no more than one and half storey entrance) and have porches and or verandas as the main housing style;
 - Minimum 7:12 roof pitch on the main roof structure;
 - Shake profile concrete tiles and asphalt shingles, in grey or brown tones roofing material;
 - High quality exterior finish and detailing with, vinyl, stucco, cedar, hardi plank siding, brick and stone veneer in natural colours such as browns, greens, clays and other earth tones. Neutral colours such as grey, white and cream are also permitted. Bold colours from Heritage colour palette, such as Colonial Red, Midnight Blue and Ivy Green, will also be permitted. Warm colours such as pink, rose, peach, salmon are not permitted on cladding; and
 - A minimum of two trees and 17 shrubs (minimum 5 gallon pot size) per lot will be provided on the RF-12 lots.
- A summary of the proposed design guidelines is attached as Appendix VII.

Tree Survey & Arborist Report and Lot Grading

- The applicants retained C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an Arborist report. The report identified 282 mature trees on the subject site, of which 250 are deciduous (predominantly Red Alders and Big Leaf Maple trees, growing very close to together.), and 32 are conifers. The report concludes that, 85 of the deciduous trees and one

conifer, are located in the riparian setback area and will be retained. The rest of the trees located within the multiple residential and single-family development areas. A large number of alders and other deciduous trees are not considered suitable for retention, and are not expected to survive land clearing. Other trees are located either within building envelopes or future roads/driveways. As a result, all are recommended for removal. 14 replacement trees will be planted on the 7 single family lots and 192 trees are shown on the landscape plan on the townhouse site.

- Despite the retained trees within the riparian area and substantial replanting within the townhouse project, the proposal will result in a deficit of tree replacement, based on the requirements of the new Tree Protection By-law. As a result, the applicant will be required to make a contribution of approximately \$6,600 to the Green City Fund.
- The applicant confirmed that in-ground basements are proposed on all lots. To achieve the standard elevation for all the buildings, "fill" averaging 2 metres (6.6 ft.) will be required on approximately 95% of the single family of the site. This fill is required to raise the elevations of the single family lots to match the existing elevations of surrounding (145 Street) street level, which itself was raised to match the grades of the proposed subdivision to the east of 145 Street and the one recently completed on the north side of 61A Avenue, east of 145 Street. These elevations help the lots to drain to the property frontage. The depth of services in the nearby area are shallow, resulting all the lots being raised by fill. A cross section has been prepared, which shows that the homes on this subdivision will be lower in height than those on the east side of 145 Street. The lot grading information was reviewed by staff and found acceptable, to allow the project to proceed to the next stage.

Environmental Issues, Open Space, and Pathway

- To comply with the Department of Fisheries (DFO) requirements, the applicant proposes to dedicate the entire creek and surrounding riparian areas to the City. The Parks, Recreation, and Culture supports the land dedication. Prior to the land being dedicated, the City will assess the existing trees and vegetation, and require proper land management in advance of the land being acquired.
- The City within the riparian area adjacent to the townhouse project will construct a pathway/walkway. DFO supports this proposal. This pathway is expected to continue further to the south on future developments.

DESIGN PROPOSAL AND REVIEW

The proposed townhouse project requires a Development Permit approval, and design review. This project was not referred to the ADP, but was reviewed by staff and found generally satisfactory. A detailed assessment of the overall architectural and landscaping proposal for the project was conducted, and is discussed below.

Design Review- RM-15 Townhouse Site

- Barnett Dembek Architects were retained to design the proposed townhouse project.
- The townhouse component of the development project consists of 40, 3-storey townhouse units. All the units are massed into 10 clusters, incorporating between two to six-unit blocks. The units utilize the natural slope of the site to minimize the height of the buildings presenting a 2-storey façade on the rear side and a 3-storey façade on the garage side. An elevated rear yard is proposed to achieve functional rear yard space accessible from the main floor of the units.
- The main access to the site is via 61A Avenue to minimize the number of accesses to 144 Street, between 60 Avenue and 64 Avenue, which is a busy Arterial road and has notable slopes and challenging sight lines. The internal drive aisles extend to the properties to the south (located at 6080-144 Street) to allow future/reciprocal access to those lots. A cross access easement and Section 219 Restrictive Covenant will be registered on a portion of the drive isle to secure this future legal access, as those lots are expected to develop in a similar manner as the subject lot.
- All the units, fronting a road entry porch towards the street, and accessed via a walkway along the sides of the units. Where ever possible, a walkways are paired to minimize the number on the public sidewalk along the street.
- The ground floor walls are finished with a vertical board and batten vinyl siding. The top two floors are finished with a horizontal vinyl siding.
- The overall architecture of the development has a colonial cottage "Neo Gothic" character, complete with steep pitched gabled bays, entry porches, window trims, and small square windows on the side elevation.
- Two dominant units types are proposed (Types A and B) as shown in Appendix III. Each model predetermines the front and rear elevation of unit, and site plan shows where each of the two unit types will be located. A small variation in the unit type is depicted by numbers 1 and 2.
- All of the units include double car garages in a side-by-side arrangement. No tandem parking is proposed. Garages comprise the majority of the lower floor for all units. On the sides are one level entrance with a roof cover over the entrance, which lead to the second level. On the third level are bay windows from the bedrooms above.
- The rear elevations have glazing on the first level, a balcony at the second and bay windows on the third level. The gable and hip roofs above the bay windows augments the rest of the roof lines.

Landscaping and Amenity Space

- The landscape plan prepared by DMG Group Ltd, comprises of shrubbery, trees and ground cover. A number of feature landscaped areas are proposed around the various outdoor amenity spaces proposed on the site.

- The majority of the private, outdoor space is provided in the form of raised rear yards, which are landscaped. Special paving, pedestrian scale fencing, and streetscape landscaping is proposed as part of the landscaping concept.
- The main entrance to the site is treated, with natural stone pavers and an entrance amenity feature. A second and more substantial outdoor amenity area is located adjacent to the creek riparian area, and consists of a seating area with both passive outdoor space and a children's outdoor space.
- The applicant does not propose to provide an indoor amenity area, and has requested to address this requirement through a cash-in-lieu contribution, as per City policy. The applicant has indicated that the provision of an amenity room is not warranted for such a small project (40 units). Staff can support the request.

BY-LAW VARIANCE & JUSTIFICATION

(a) Requested Variances (RM-15 Site Only):

- To vary Section F. Yards and Setbacks of the RM-15 Zone to reduce the northerly (61A Avenue) and westerly (144 Street) side yards from 7.5 metres (25 ft.) to 6 metres (20 ft.) to the building face and to 4.6 metres (15 ft.) for porches;
- To reduce the southerly side yard from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
- To reduce the easterly side yard from 7.5 meters (25 ft.) to a minimum of 5.6 metres (18 ft.) except units nos. 1 and 40, where the minimum setback may be further reduced to 0.5 metre (1.6 ft.) and 3.1 (10 ft.) respectively.

Applicant's Reasons:

- The net unit density and FAR are very low. In order to fit the number of units proposed, reduced setbacks are necessary. Further impact on the site was caused by additional road dedicating along 61A Avenue beyond what the development is required to dedicate, as well as substantial land dedication requirements for the existing creek.

Staff Comments:

- The reduced setbacks to the north (61A Avenue) and west (144 Street) are supportable because the units proposed are street oriented. The reduced setback brings the building entrances closer to the sidewalk, and facilitates public interaction. A 6 m (20 foot) functional front yard is maintained at all times, which allows adequate landscaping areas. These yards abut busy roads, which will interface future townhousing to the west and the existing school parking lot to the north.
- The southerly setback relaxations (4.6 m/15 ft.) are proposed along the sides of proposed units, which therefore does not affect the functionality of these yards, which will be designed as landscaped areas and not as active recreation spaces. The amount of windows on these

elevations towards the south will be limited, minimizing overlook and privacy impacts.

- A substantial riparian area dedication is proposed, which significantly impacts the developable area. In addition, the applicant has agreed to dedicate in excess of the typical half-road dedication to complete the existing 61A Avenue, which is at a substandard half-road design at this time. This further reduces the developable area for this property.
- The reduced side yard along the riparian area is acceptable, as lower relaxation (0.5 metre/1.6 ft. and 3.1 metre/10 ft.) involves only the corners of two units (1 and 40) respectively, and in effect there will be no impact caused by the reduction.

PRE-NOTIFICATION

Pre-notification letters were sent on January 25, 2007 and staff received no comment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Development Variance Permit No. 7906-0219-00
Appendix X.	South Newton NCP
Appendix XI.	Context Map
Appendix XII.	Survey Plan Accompanying a Rezoning By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 20, 2007.
- Building Scheme dated December 6, 2006.
- Neighbourhood Character Study dated December 6, 2006.
- Tree Survey Plan dated January 2007.
- Arborist Report dated January 2007.
- Tree Preservation and Replacement Plan dated January 2007.

- Lot Grading Plan dated February 2007.
- Soil Contamination Review Questionnaire prepared by Amritpal Gill dated May 17, 2006.

How Yin Leung
Acting General Manager
Planning and Development

AGA/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk, c/o Hunter Laird Engineering Ltd
 Address: #300, 65 Richmond Street
 New Westminster, B.C.
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 6130 - 144 Street

(b) Civic Address: 6130 - 144 Street
 Owners: Amritpal Gill, Jagdeep K. Gill, Mohinder K. Samma,
 Parvinder K. Samra
 PID: 012-135-461
 Lot 11, Section 10, Township 2, New Westminster District, Plan 1361

3. Summary of Actions for City Clerks Office

(a) Introduce a By-law to rezone the property.

(b) Proceed with Public Notification for Development Variance Permit No. 7906-0219-00.

SUBDIVISION DATA SHEET - SF Only

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.67 Acres
Hectares	1.89 Ha
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m to 16.82 m
Range of lot areas (square metres)	371.6m ² to 375.2m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
CREEK PRESERVATION AREA	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
Cash-in-lieu of Tree Replacement Required	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Setbacks	YES

DEVELOPMENT DATA SHEET - Multiple Residential Only**Zoning: RM-15**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		16,356 m ²
Road Widening area		2,829 m ²
Undevelopable area		2,529 m ²
Net Total		10,999 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		27.1%
Paved & Hard Surfaced Areas		28.9%
Total Site Coverage		56%
SETBACKS (in metres)		
Front	7.5 m	6m to building and 4.6m to porch(variance required)
Rear	7.5 m	Varies from 5.6m to 0.5 m (variance required)
Side #1 (North)	7.5 m	6m to building and 4.6m to porch(variance required)
Side #2 (South)	7.5 m	4.6 m (variance required)
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.3 m
Accessory	4.5	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	40 units	40 units
FLOOR AREA: Residential	6,600 m ²	6,599.4 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,600 m ²	6,599.4 m ²

*** If the development site consists of more than one lot, lot dimensions pertain to the entire site.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	37 upha/15 upa	36.3 upha/14.7 upa
FAR (gross)		
FAR (net)	0.6	0.57
AMENITY SPACE (area in square metres)		
Indoor	120 m ²	(variance required)
Outdoor	120 m ²	326 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	80 stalls	80 stalls
Residential Visitors	8 stalls	8 stalls
Institutional		
Total Number of Parking Spaces	88 stalls	88 stalls
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

